



City of Scottsdale

7447 East Indian School Road
Scottsdale, AZ 85251

July 14, 2004

The Honorable Mayor Mary Manross

The Honorable City Council: Betty Drake, Wayne Ecton, Jim Lane, Robert Littlefield, Ron McCullagh, and Kevin Osterman

Dear Mayor and City Council:

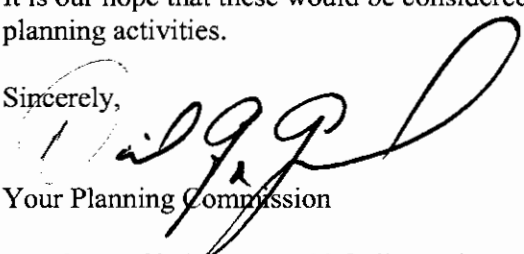
At the Planning Commission's June 9, 2004 meeting, the Commission discussed various work activities that could be accomplished to further the City Goals and Objectives, enhance services, and help maintain the City as an enviable place to visit, work, live, and recreate. As a recommending body we want to help ensure that the City Council anticipates and adopts plans, policies, and ordinances that will encourage improvements for the benefit of the entire City.

From a list of twelve topics (See attachment), the following three items were selected as recommended priorities

- Revitalization of Los Arcos site as a catalyst to original Scottsdale development and investment. Potential text amendments and zoning district updates could be a tool for revitalization of this area.
- A broader revitalization for development, investment, and rehabilitation of properties in the area of Scottsdale Road to Pima Road, from McKellips Road to Central Arizona Project. In addition to the incentives that have already been put in place, some consideration could be given for amendment to the zoning ordinance to allow flexibility for reinvestment to pre-1980's built single family residential properties.
- Airpark area employment center competitive enhancements that would allow this area to compete against the Phoenix market. Concepts should be considered that would allow greater building heights; provide mixture of uses, provide through airport access to and from the airpark's east and west sides; and enhance transit needs for the area.

It is our hope that these would be considered in preparation for and as part of your fall retreat and work planning activities.

Sincerely,


Your Planning Commission

Members: Chairman David Gulino, Vice-Chair Steve Steinberg, David Barnett, James Heitel, Eric Hess, Jeffrey Schwartz, and Steven Steinke

Attachment: Notes of the June 9, 2004 Meeting Discussion Item 4. Discussion on the Planning Commission's Work Plan



**Notes of the Planning Commission
June 9, 2004 Discussion of Agenda Item #4
Discussion on the Planning Commission's Work Plan**

The Planning Commission brought up the following concepts:

1. Revitalization of Los Arcos site as a catalyst to Downtown Scottsdale – Zoning.
2. Text amendments for Scottsdale revitalization.
3. Airpark revitalization – zoning heights to compete with Phoenix; employment center; transportation through the airport/airpark; light rail.
4. Scenic corridors – signs.
5. South gateway; Scottsdale Rd. to Hayden, to Pima, McKellips to Central Arizona Project revitalization.
6. Senior population, redevelopment/development issues associated with their needs; Discussion of assisted living in single-family residential areas.
7. Infrastructure planning and provisions to keep pace with development trends.
8. Study worship facilities in single-family residential areas;
9. Scottsdale Road to McCormick Parkway to McDonald – Resort conversions to other uses.
10. Provisions for placing power lines underground.
11. Approach Downtown changes with a whole planning mode, rather than incrementally; focus on connectivity.
12. Forward thinking effort to evaluate and plan the Civic Campus and city offices.

Then the Planning Commission asked staff for their thoughts, which was for an evaluation and amendment of the Zoning Ordinance with the following areas having a higher level of need: updating the definitions; incorporating various interpretations into the Ordinance; amending the live entertainment provisions; amending the health studio provisions; revising the parking section; updating the R1-7 and R1-10 (Single Family Residential District); and taking a look at the entire zoning ordinance.

The Planning Commission summarized their discussion and selected concepts #1, 3, and 5 as key Work Plan items to forward for City Council consideration.

(Note: Commissioners James Heitel and Eric Hess were not present for the discussions of priorities, however, James Heitel was present for the Commission's vote on July 14th to send this document forward to the City Council)